

# Brookline Preservation Commission

## Local Historic District Report -- October 2014

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**Local Historic District:** Pill Hill

**Applicant:** Aaron Adler

**Address:** 279-81 Walnut Street



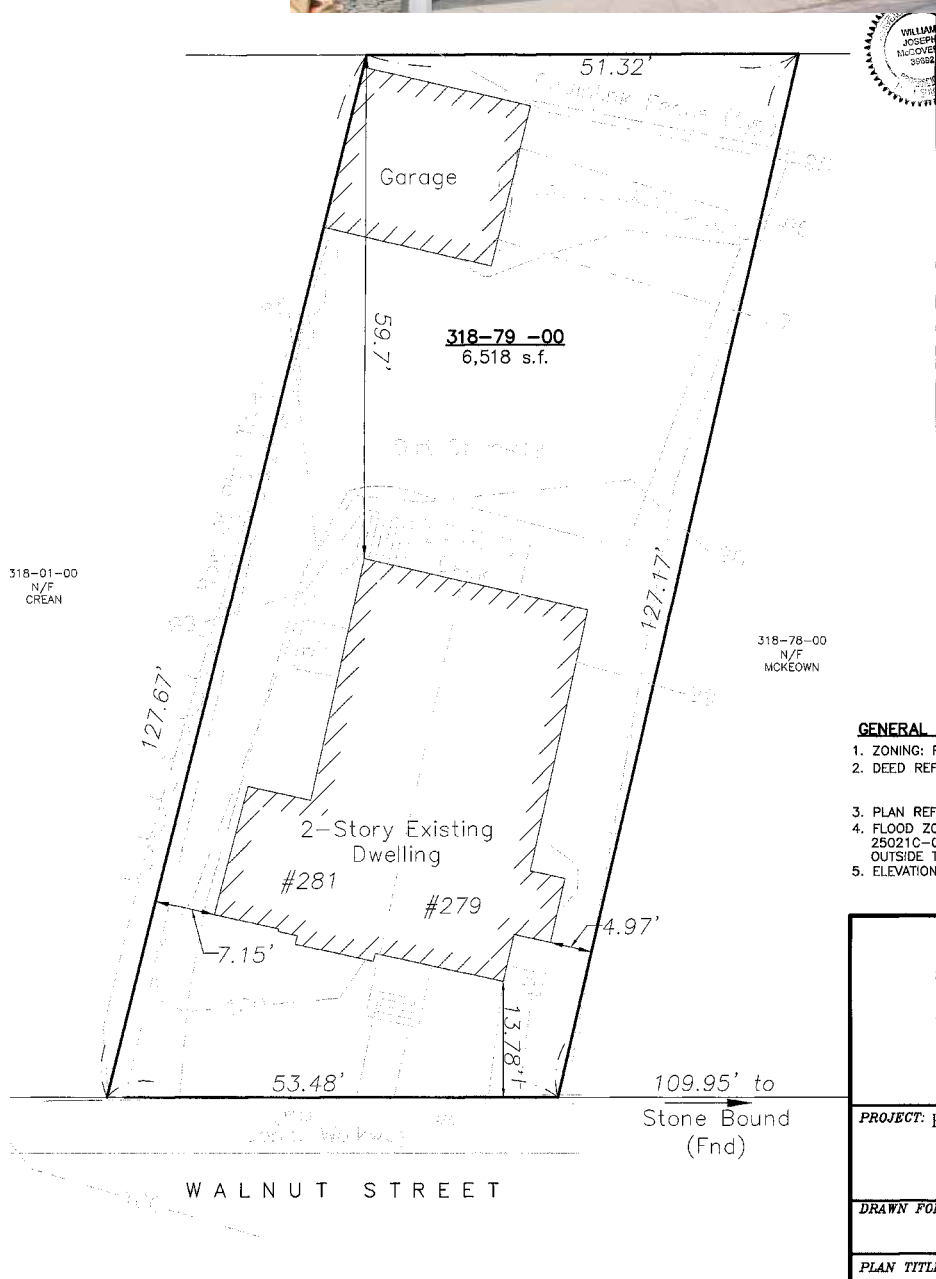
**Statement of Significance:** Local contractor Joseph Johnson constructed this two-family house and the detached garage as an investment in 1926 from plans by local architect John Halfenstine. The house is typical of the period as a modest two-family Craftsman style. According to the 1928 town directory, the occupants at that time were George F. Shepley, a salesman, and Harold Deane. Halfenstine grew up at 158 Boylston Street and began as an apprentice architect in 1910. He designed several triple deckers on Jamaica Road (1915); several other garages on Brook Street and Eliot Crescent along with several single family houses on Buckminster (1926), Ackers (1930), Doran and Heath Street (1926).

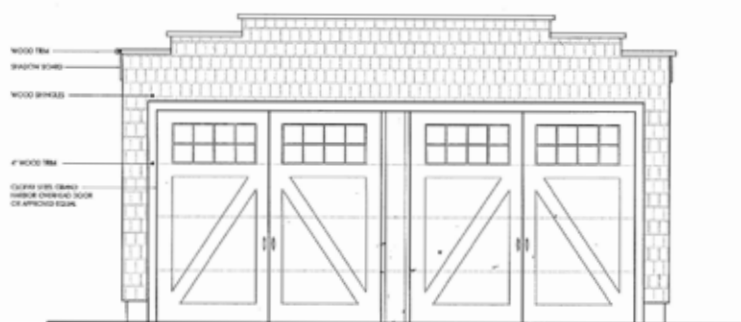
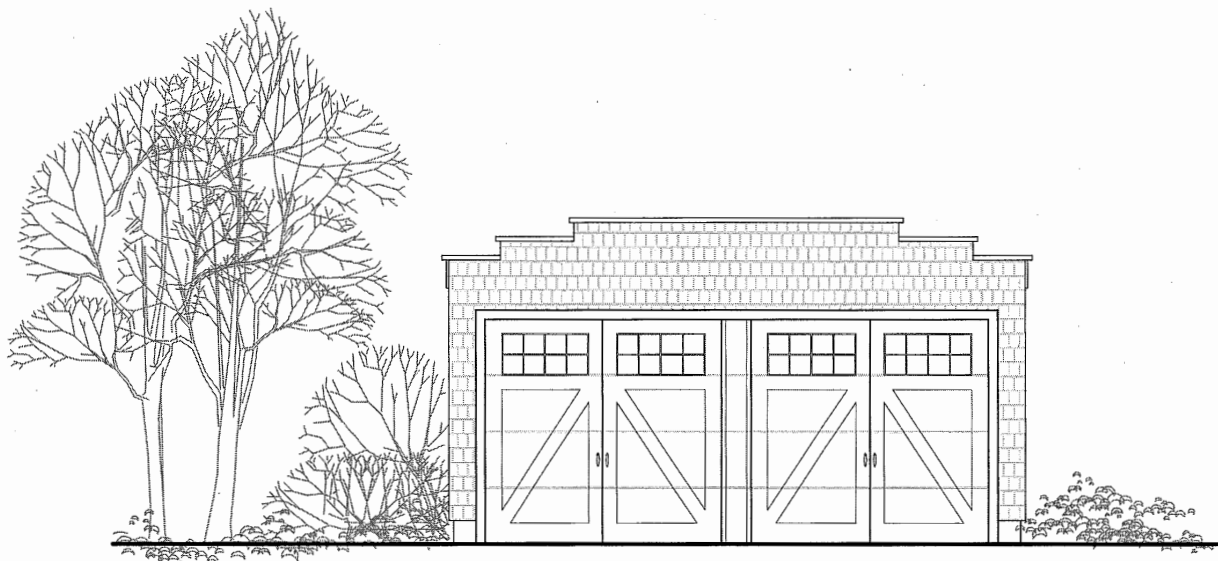
**Proposed Alterations:** Construct two car garage on location of 1926 garage.

**Applicable Guidelines:** “Historic carriage barns and automobile garages should be preserved.. In areas where historic garages are generally detached, new garages should be detached. Attached garages should be located behind the main mass of the house and/or not facing the street, if possible. Garages with three or more bays are not historically appropriate except on large estates.”

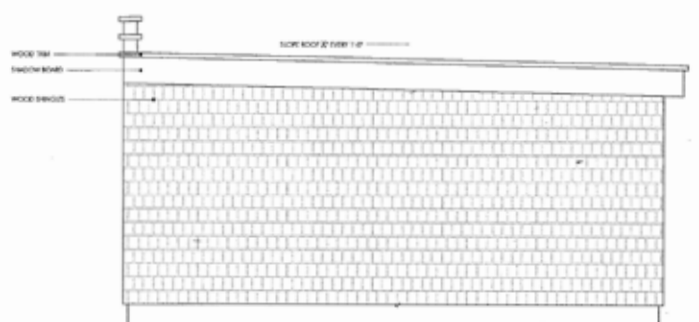
**Preliminary Findings:** The house and garage at 279-281 have been neglected for several years. Last year the commission voted to approve removal of the cement block 2-car garage, which an engineer had certified was in danger of collapse. The owner now wishes to build a new garage in the same location, to be wood shingles on the front facade visible from Walnut Street. The design, with a parapet roof, is appropriate to the character of the 1926 two-family house.

Visibility of garage

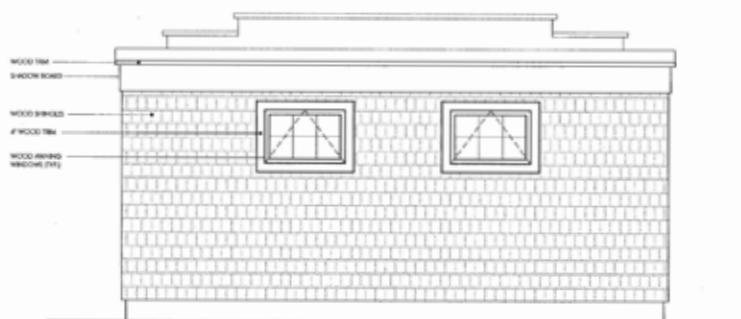




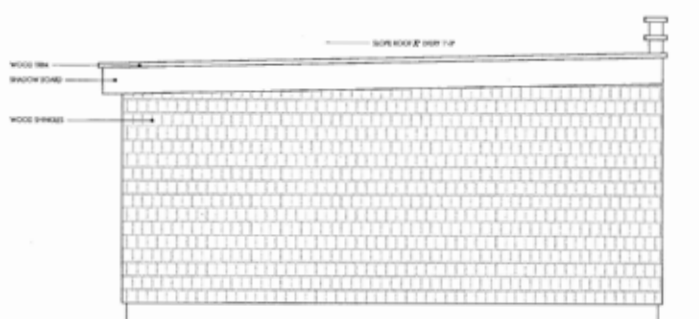
1 FRONT ELEVATION  
SCALE: 1/2" = 1'-0"



2 LEFT ELEVATION  
SCALE: 1/2" = 1'-0"



3 REAR ELEVATION  
SCALE: 1/2" = 1'-0"



4 RIGHT ELEVATION  
SCALE: 1/2" = 1'-0"